

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, APRIL 23, 2019 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

2019 APR 16 AM 11:42

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Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. A-8471 (11th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT # O2019-1473

Common Address: 3017 S Wells Street; 3018-3020 S Wells Street

Applicant: Alderman Patrick Thompson

Change Request: RS3 Single Unit (Detached House) District to M1-1 Limited
Manufacturing/ Business Park District

NO. A-8454 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9469

Common Address: 1652 N Monticello Avenue

Applicant: Alderman Roberto Maldonado

Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single
Unit (Detached House) District

NO. A-8464 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9500

Common Address: 1616 N St. Louis Ave

Applicant: Alderman Roberto Maldonado

Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single
Unit (Detached House) District

NO. A-8465 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9447

Common Address: 1736-38 N St. Louis Ave

Applicant: Alderman Roberto Maldonado

Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single
Unit (Detached House) District

NO. A-8466 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9483

Common Address: 3707-3709 W Wabansia Ave

Applicant: Alderman Roberto Maldonado

Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single
Unit (Detached House) District

NO. A-8467 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9458

Common Address: 1318-1322 N Western Ave

Applicant: Alderman Roberto Maldonado

Change Request: C1-3 Neighborhood Commercial District to RS1 Residential Single Unit
(Detached House) District

NO. A-8474 (34th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT # O2019-1476

Common Address: 1126 W 99th St

Applicant: Alderman Carrie Austin

Change Request: RS2 Single-Unit (Detached House) District to C1-1 Neighborhood
Commercial District

NO. A-8475 (35th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT # O2019-1478

Common Address: 2221 N Kimball Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: RS3 Single Unit (Detached House) District to RS2 Single-Unit
(Detached House) District

NO. 19957 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1346

Common Address: 3601-11 W Cortland St/ 1844-56 N Central Park Ave

Applicant: Guardian Bucktown LLC

Owner: Teen Challenge Illinois, an IL not for profit

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5
Residential Multi Unit District

Purpose: The subject property measures 16,892 square feet and is currently improved with a four-story transitional residence building. The Applicant proposes to convert the existing building to a residential building with thirty-five dwelling units and thirty-five parking spaces. There will be no change to the existing height of the building (70 feet).

NO. 19958-T1 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1347

Common Address: 1838-44 N Western Ave

Applicant: Guardian Properties, LLC

Owner: Oden Properties, LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property contains 6,558 sq.ft. of land, and is improved with a vacant one story commercial building. The Applicant proposes to rezone the property to modify the existing Type 1 to construct a new 6 story mixed use building with approx. 2,551 square feet of ground floor commercial space, 32 dwelling units, 32 bicycle spaces, and 5 automobile spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance. The proposed height of the building will be 69 feet.

NO. 19959 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1348

Common Address: 1512 N Maplewood Ave

Applicant: 1512 Maplewood LLC

Owner: 1512 Maplewood LLC

Attorney: Rolando Acosta

Change Request: RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property measures 3,024 square feet and is currently improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property to construct a new three-story residential building with three residential dwelling units and detached three car garage. The proposed height of the building will be 37'-9".

NO. 19967 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1352

Common Address: 2940 W Lyndale St

Applicant: Igor Petrushchak

Owner: Igor Petrushchak

Attorney: Law Office of Mark J Kupiec

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To build a rear addition to the existing building and to establish one additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units at the property; no commercial space; 3 parking spaces; existing 2 story / height within max of 38 feet.

NO. 19968 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1353

Common Address: 1474 W Ohio St

Applicant: 1474 Ohio LLC

Owner: Alex and Rita Carineo

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height: 38 feet

NO. 19969 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1354

Common Address: 1511 W Erie Street

Applicant: Globalinvest Inc.

Owner: James F. and Joanne M. Rossman as co-trustees of the Rossman Family 2016 Trust

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

NO. 19970-T1 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1355

Common Address: 1815-21 N California Ave

Applicant: 1815-21 N California LLC

Owner: 1815-21 N California LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new 4 story, 20 dwelling unit residential building; 20 parking spaces; no commercial space; height 47 feet 2 inches

NO. 19973 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1358

Common Address: 1330 N Wicker Park Ave

Applicant: 1330-34 N Wicker Park LLC

Owner: 1330-34 N Wicker Park LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a proposed four-story (with basement), three (3) unit residential building, at the subject property. The proposed building will be 46 feet-10 inches in height. Onsite surface parking for three (3) cars will be provided, at the rear of the subject site.

NO. 19991 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1377

Common Address: 1330 N Leavitt St

Applicant: Proco Joe Moreno

Owner: Proco Joe Moreno

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: The subject property is presently improved with a two-story (with basement) single-family residence, which such residence was previously deconverted from two (2) dwelling units to one (1) dwelling unit. The Applicant is seeking a zoning change in order to reestablish two (2) dwelling units, within the existing two-story (with basement) residential building (i.e. to convert the existing single-family residence back into a two-flat). The physical footprint and envelope of the existing building will remain unchanged. All proposed renovation work will be to the interior of the building. There is and will remain, onsite parking for two (2) vehicles, within a detached garage, at the rear of the site. The existing building is and will remain, masonry in construction and measures less than 35 feet-0 inches in height.

NO. 19977-T1 (2nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1380

Common Address: 1530-1534 N Halsted St

Applicant: Derrig Halsted LLC

Owner: Derrig Halsted LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C3-5 Commercial, Manufacturing and Employment District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the existing one-story retail/commercial building. Part of the rehabilitation plan calls for the erection of a new three-story vertical addition - above the existing one-story building. The Floor of the newly expanded building, which presently contains two retail/commercial 'storefronts' - that can be combined into a single unit (1,640 square feet), will remain unchanged. The new proposed three-story addition will contain a total of twelve (12) dwelling (residential) units - four (4) units, each, on the 2nd thru 4th Floors. There will be a roof deck, located above the new 4th Floor, which will be for the exclusive use and enjoyment of the residential tenants of the building. The subject property is located within 1,320 linear feet of the entrance to the North Avenue CTA ('Red Line') Station, and - therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of six (6) vehicles, located onsite - at the rear of the building. The existing building, with the proposed three-story addition, will be masonry, glass and steel in construction and will measure 61 feet-4 inches in height.

NO. 19971 (3rd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1356

Common Address: 3322-34 S Prairie Ave

Applicant: Eco Development, Inc.

Owner: Illinois Institute of Technology

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a two-story townhome building, with six (6) units and detached two-car parking garages, at the rear of the subject property. Each townhome unit will be 35 feet in height.

NO. 19974-T1 (3rd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1359

Common Address: 4901-4959 S Indiana Ave; 200-208 E 50th St; 201-233 E 49th St and 4900-4926 S Prairie Ave

Applicant: Washington Park Development Group LLC

Owner: Washington Park Development Group LLC

Attorney: Carol Stubblefield

Change Request: RM5 Residential Multi Unit District to B3-2 Community Shopping District

Purpose: Applicant proposes to renovate and reuse existing, vacant buildings for commercial purposes including office and communication service establishment and specifically music studios, audio and video editing suites. Existing Principal Building height: 33'-4" and Annex Building height: 14'-0". Principal Bldg. SF: approx. 60,000 SF and Annex: approx. 8,454 SF. Applicant will seek to reduce required parking under Section 17-10-0102-B, paragraph 2 (Transit-Served Location).

NO. 19951-T1 (4th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1340

Common Address: 4644-4658 S Drexel Blvd.

Applicant: Chicago IL (4644-4658 S Drexel) LLC

Owner: 4646 Drexel LLC

Attorney: Meg George

Change Request: RM5 Residential Multi Unit District to B1-1 Neighborhood Shopping District

Purpose: Propose to convert existing building into a physical fitness center. Building is approximately 12,000 SF and approximately 14 feet in height. There will be 83 parking spaces in the lot on the premises. There will be no dwelling units in this building.

NO. 19952 (6th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1341

Common Address: 6506 S Green St

Applicant: Erice Smith, Clariece Smith and Vernon Smith

Owner: Erice Smith, Clariece Smith and Vernon Smith

Attorney: Erice Smith

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The proposed use of the property will be 4 dwelling units and 4 off street parking spaces in the existing 2 story with basement, brick building. The 4th dwelling will be established in the existing basement area. No addition to the exterior of the building. There will be no commercial use of the building.

NO. 19985 (16th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1389

Common Address: 5900-5958 S Halsted St, 801-811 W 59th St and 800-810 W 60th St

Applicant: Englewood Phase I, LLC

Owner: City of Chicago

Attorney: Scott Borstein

Change Request: B2-2 Neighborhood Mixed Use District to a Residential Planned Development

Purpose: Applicant intends to develop 32 new affordable market rate homes with 44 parking spaces in a three-story structure.

NO. 19986 (16th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1390

Common Address: 6048-6058 S Halsted, 800-810 W 61st St, 801-811 W 61st St and 6100-6136 S Halsted St

Applicant: Englewood Phase I, LLC

Owner: Englewood Phase I, City of Chicago

Attorney: Scott Borstein

Change Request: B2-2 Neighborhood Mixed Use District to a Residential Planned Development

Purpose: Applicant intends to develop 48 new affordable and market rate homes and ground floor commercial space with 49 parking spaces in a four story structure

NO. 19972 (18th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1357

Common Address: 3848 W 79th St

Applicant: Isaias Rivas and Isaias Rivas Jr.

Owner: Isaias Rivas and Isaias Rivas Jr.

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change to permit a proposed two-story, mixed-use building, with retail at grade and one (1) residential unit above. The proposed building will be 23 feet-3.5 inches in height. Onsite surface parking for one (1) car_ will be provided, at the rear of the subject site.

NO. 19983 (19th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1375

Common Address: 10801-10159 S Homan Ave, 3333-3359 W 108th St, 10800-10858 S Christiana Ave and 3332-3358 W 109th St

Applicant: Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

Owner: Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

Attorney: Scott Borstein

Change Request: RS2 Single-Unit (Detached House) District to an Institutional Planned Development

Purpose: The property use will not change. The Board of Education intends to retain an existing modular classroom at the site which will necessitate an increase of FAR and the elimination of the on-site parking lot

NO. 19953 (20th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1342

Common Address: 4953-57 S Halsted St; 746-756 W 50th St

Applicant: Sofia Khalil

Owner: Sofia Khalil

Attorney: Storm Saponaro

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related District

Purpose: Vehicle storage and towing, with outdoor storage of vehicles. No changes to existing site plan or structures. There are 9 accessory parking spaces and approximately 858.55 square feet of commercial space in the 1-story building.

NO. 19956 (20th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1345

Common Address: 6011, 6013 S State Street

Applicant: Benedict Okocha Living trust dated 10-1-13

Owner: Benedict Okocha Living trust dated 10-1-13

Attorney: Michael Mazek

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To establish 8 efficiency units and provide a minimum of one parking space (or such other number of spaces the city may require) and to provide additional ingress and egress for site. There will be no commercial space on site. The height of the existing building will remain at approximately 15 feet.

NO. 19963-T1 (21st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1372

Common Address: 9101-9109 S Beverly Ave

Applicant: CMHDC Properties LLC

Owner: CMHDC Properties LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property is improved with a 3-story mixed-use building with 30 dwelling units and approximately 5,385 square feet of commercial space. The rezoning will permit the building to contain 7 additional dwelling units for a total of 37 dwelling units in the building and zero square feet of commercial space. There will be zero parking spaces. Building height will not change.

NO. 19981 (22nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1384

Common Address: 4207-4257 W 35th Place

Applicant: The Peoples Gas Light and Coke Company

Owner: The Peoples Gas Light and Coke Company

Attorney: Dentons US LLP c/o John Lawlor, Esq

Change Request: M2-1 Light Industry District to M3-1 Heavy Industry District and M3-1 Heavy Industry District to Business Planned Development No. 1425, as amended

Purpose: Applicant plans to build a new one-story field Logistics Center. The new Logistics Center will be approximately 100,000 square feet and one-story high. There will be on-site parking for a minimum of 130 vehicles in the Logistics Center and approximately 220,000 square feet open yard area in the Logistics Center for outdoor storage and pipe bundle storage space.

NO. 19966-T1 (25th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1351

Common Address: 2001 W 21st Pl, 2134-44 S Damen Ave

Applicant: Rafael Mendiola

Owner: Rafael Mendiola

Attorney: Schain, Banks, Kenny & Schwartz

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-3 Neighborhood Shopping District

Purpose: After rezoning, the front building will remain 3 dwelling units and 1,048 sf of commercial space on the ground floor. The rear building will remain two dwelling units with no commercial space. There will be no changes made to the existing buildings.

NO. 19988 (25th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1406

Common Address: 101-213 W Roosevelt Road; 1200-1558 S Clark St

Applicant: Roosevelt/ Clark Partners LLC

Owner: Roosevelt/ Clark Partners LLC

Attorney: DLA Piper

Change Request: Waterway Residential Business Planned Development No. 1434 to Waterway Residential Business Planned Development No. 1434, as amended

Purpose: The Applicant requests a rezoning of the subject property from the Waterway Residential-Business Planned Development 1434 to Waterway Residential-Business Planned Development 1434. Amended to add Major Utilities and Services as a permitted use in order to accommodate the location of a new CTA transit station on the subject property.

NO. 19979-T1 (26th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1382

Common Address: 1038-1046 N Spaulding Ave

Applicant: Chicago Title Land Trust No. 8002371766, dated June 30, 2016

Owner: Chicago Title Land Trust No. 8002371766, dated June 30, 2016

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The subject property consists of four contiguous lots of record. The site, in its entirety, is presently improved with a three-story (with basement) multi-unit residential building. Original construction of the existing building dates back more than fifty (50) years. The southern-most portion of the site is presently vacant and unimproved. The existing building presently contains a total of fourteen (14) dwelling units, and - therefore, nonconforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing building. Part of the rehabilitation plan calls for the establishment of an additional two (2) dwelling units - within the building, for a total of sixteen (16) dwelling units - at the subject site. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing building. The rehabilitation plan does NOT call for the physical expansion of the existing building. The zoning change is required in order to bring the existing non-conforming building into compliance, under the current Zoning Ordinance, and to permit the establishment of the additional two (2) dwelling units - therein. There is presently zero (0) designated onsite vehicular parking spaces, at the property. The rehabilitation plan calls for the provision of onsite parking for at least six (6) vehicles. The existing building is masonry in construction and measures 39 feet-2 inches in height.

NO. 19990 (26th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1376

Common Address: 2122 N Springfield Ave

Applicant: 2122 Springfield LLC

Owner: 2122 Springfield LLC

Attorney: Amy Degnan

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing building contains 4 dwelling units. There are no plans to change the existing footprint or height of the building. The Owner plans to add a dwelling unit to the basement of the converting it to 5 dwelling units. There are 5 parking spaces on the property.

NO. 19950 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1378

Common Address: 3110-3116 W Lake St

Applicant: Monica Heneo

Owner: Monica Heneo/ Mireya Hurtado

Attorney:

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District

Purpose: Property use will be: 2 dwelling units (1) unit at ground level of 2,054 sq.ft. (1) Unit at 2nd floor of 921 sq.ft. (1) Office space of 1,041 sq.ft. with (4) off street parking spaces. Building height 34'. No alteration of building foot print or height

NO. 19962 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1371

Common Address: 1123 W Washington St

Applicant: 1123 W Washington Condominium Association

Owner: 1123 W Washington Condominium Association

Attorney: Ed Kus

Change Request: DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District

Purpose: The building will contain offices and consist of approximately 25,240 square feet upon completion of the two-story addition. There is no parking on-site (0 spaces required). The height of the building will be approximately 85 feet.

NO. 19964-T1 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1373

Common Address: 1100-1110 W Fulton Market

Applicant: 1100 W Fulton Partners LLC

Owner: 1108 W Fulton Market Partners LLC

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

Purpose: Propose to renovate the existing building and add an addition to create a 5 story building approximately 63' in height with 12,600 SF of retail space and 30,200 SF of office space. There will be no dwelling units or on-site parking.

NO. 19976 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1379

Common Address: 1133-1155 W Fulton Market

Applicant: DCP 7 LLC

Owner: DCP 7 LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the two (2) existing three-story conjoined buildings, which buildings are presently non-conforming under the current Zoning Ordinance. The proposed change in zoning, therefore, will also cure the non-conforming conditions, at the property. Part of the rehabilitation proposal calls for the erection of a new one-story (vertical") addition - above the existing 3rd Floor. The rehabilitation plan also calls for the establishment of 'office suites', within the western portion of the existing conjoined buildings on the 1st -3rd Floors, while the eastern portion of the 1st thru 3rd Floors will be dedicated to 'retail' use. The proposed one-story addition will contain a single office suite, with a private outdoor terrace - which will wrap around the front and sides of the space. No 'residential uses' are proposed or intended. Toward this same end, there is, and will remain, no off-street vehicular parking, at the site. The existing building, with proposed 4th Floor addition, is and will be masonry, glass and steel in construction and will measure 60 feet-0 inches in height.

NO. 19978-T1 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1381

Common Address: 213-221 N Racine Ave

Applicant: DCP 7 LLC

Owner: DCP 7 LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story office building, at the subject site. The existing three-story (non-conforming) mixed-use building will be razed. The new proposed building will feature a lobby - at grade level, as well as interior (garage) parking for thirty one (31) vehicles and a room for bicycle storage. The 2nd thru 6th Floors will contain leasable office suites. The new proposed building will also feature a roof deck, for the exclusive and private use of the respective tenants, which will be accessible via an elevator, contained within a small enclosure. The new proposed building will be masonry, steel and glass in construction and measure 78 feet-0 inches in height.

NO. 19980 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1383

Common Address: 1000 W Carroll/ 311 and 345 N Morgan

Applicant: 345 N Morgan LLC

Owner: 345 N Morgan LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and Planned Development Number 1282 to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of one 18-story commercial building and one 18-story commercial building containing an overall FAR of 8.1, approximately 211 overall parking spaces, and accessory and incidental uses.

NO. 19984 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1388

Common Address: 1200-1234 W Randolph St; 146-162 N Racine Ave

Applicant: 1234 W Randolph Developer LLC

Owner: A New Dairy Company, 1200 Randolph LLC, and City Winery Real Estate Holdings LLC

Attorney: Michael Ezgur

Change Request: C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant proposes to retain the existing City Winery building to the east, along with all current uses, including a large music venue, restaurant, wine production facility and accessory uses. Additionally, the Applicant proposes to construct a new, twenty three-story, mixed-use building with approximately 4,500 square feet of commercial space, a rooftop bar and pool, 289 hotel keys, 4 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 76 bicycle parking spaces, and two loading berths. The proposed height of the new building is 304 feet 8 inches

NO. 19989 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1386

Common Address: 601-631 W Blackhawk St, 1410-1486 N Larrabee St, 1409-1471 N Clybourn Ave and 453-1491 N Ogden Ave

Applicant: Near North Cabrini LLC

Owner: Chicago Housing Authority

Attorney: Carol Stubblefield

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Planned Development No. 1104 to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Applicant proposes to construct a new residential and commercial retail development with approximately 550 dwelling units including mixed-income units, public housing replacement units, affordable units and market rate units; zero parking spaces; and a maximum building height of 238 feet

NO. 19965-T1 (32nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1374

Common Address: 2745 N Greenview Ave

Applicant: Avoda Construction LLC

Owner: Valarie Callozzo

Attorney: Schain, Banks, Kenny & Schwartz

Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning, the building will be 3 stories and will contain 3 dwelling units. 3 parking spaces will be provided. The proposed building will be 38 feet in height. There will be no commercial space.

NO. 19975 (34th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1360

Common Address: 11203 S Aberdeen St

Applicant: Sanju Sharma

Owner: Sanju Sharma

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: The Applicant is seeking a zoning change to permit a proposed two-story, Two (2) unit residential building (two-flat), at the subject property. The proposed building will be approximately 35 feet in height. Onsite parking for two (2) cars will be provided, at the rear of the subject site.

NO. 19960 (35th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1349

Common Address: 3801 W Montrose Ave

Applicant: Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

Owner: Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

Attorney: Daniel Rubinow

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: Transform this vacant building into a 1-dwelling unit and the office of a design consulting business/professional service (i.e., a work/live unit). The residential square footage would be 2,933 and the commercial square footage would be 1,261 (or 70/30% residential/commercial). There are 3 parking spaces currently in the rear and the height, 25 feet at its highest point, would remain the same

NO. 19954 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1343

Common Address: 6025 N Keystone Ave

Applicant: Midwest Manufacturing & Distributing, Inc

Owner: Midwest Manufacturing & Distributing, Inc

Attorney: Paul Kolpak

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The Midwest Manufacturing and Distributing Inc specializes in creating and distributing specific metals for a variety of clientele including lighting and automotive industries, artists and farmers. The building is 12,000 Square Feet. There are 4 parking spaces. No residential dwellings. No changes to the interior or exterior will be made.

NO. 19955-T1 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1344

Common Address: 4211 N Harding Ave

Applicant: Chi Partners LLC Harding Series

Owner: Chi Partners LLC Harding Series

Attorney: Paul Kolpak

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To construct a new 2 story 4 dwelling unit frame building , no basement. The height of the building will be 24 feet 6 inches. There will be 4 parking spaces. No commercial space.

NO. 19982 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1385

Common Address: 5033 N Elston Ave

Applicant: GBF Elston LLC

Owner: GBF Elston LLC

Attorney: DLA Piper

Change Request: Business Planned Development No. 29 to Business Planned Development No. 29, as amended

Purpose: The Applicant seeks an amendment to the PD in order to (i) add drive-through facility as a permitted use within Subarea 1 and (ii) to authorize the construction and operation of a 2,400 square foot retail building with single-lane drive-through facility.

NO. 19987 (42nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1391

Common Address: 600 N Wabash Ave

Applicant: Bloomingdale's Inc

Owner: Bloomingdale's Inc

Attorney: Ed Kus

Change Request: Business Planned Development 768 to Business Planned Development 768, as amended

Purpose: There will be no change to the existing buildings. There is no parking on-site. The Medinah Temple building contains approximately 120,000 square feet of commercial space. The Medinah Temple building is approximately five-stories in height.

NO. 19961 (44th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1350

Common Address: 1039-41 W Belmont Ave

Applicant: Kathmandu Properties LLC

Owner: Kathmandu Properties LLC

Attorney: Tom Moore

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant seeks to construct a 4-story mixed-use building, 50.0' in height, with basement, roof deck, balconies and 3 exterior parking spaces at the rear of the property abutting the public alley. The 1st and 2nd floor will be a single commercial restaurant space, approximately 9,150 sq. ft. The 3rd floor will have 2 residential dwelling units, the 4th floor will have 1 residential dwelling unit.